



CITY OF MANCHESTER
ZONING BOARD ADJUSTMENT
ONE CITY HALL PLAZA
MANCHESTER, NH 03101
Tel: (603) 624-6475
Fax: (603) 624-6324
www.ManchesterNH.gov
e-mail: building@ci.manchester.nh.us

Date: August 5, 2005

MANCHESTER, NH ZONING BOARD OF ADJUSTMENT

Board Decisions from the August 4, 2005 Limited Business Meeting and Public Hearing

LIMITED BUSINESS MEETING

Case #89-ZO- 2005 – Raymond Hebert (Agent) proposes to convert open porch to a 3-season room and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted May 19, 2005 at **93 A St. - Granted**

Case #95-ZO-2005 – William P. Zyla, Sr. (Owner) proposes to subdivide lot and maintain a single-family home on Lot 29, on Lot 29-1 create a buildable lot and seeks a **variance** from Section 6.07 side yard setback for Lot 29 of the Z.O., as per plans submitted May 25, 2005 at **51 Windsong Ave. - Granted**

Case #97-ZO-2005 – Joseph Brown (Owner) proposes to create four additional parking spaces and increase curb cut to 78' on Wheelock St. and seeks a **variance** from Sections 10.09 (B) parking setbacks, 10.08 (C) Driveway widths, 8.22 E Visibility at corners and 8.22 (A & B) fences, walls of the Z. O., as per plans submitted May 27, 2005 at **106 Goffe St. – Postponed until Sept. 1, 2005**

PUBLIC HEARING

1. Case #107-ZO-2005 – Peter Samon (Owner) proposes to build a 15' x 15' deck and provide front yard parking and seeks a **variance** from Section 10.09 (B) parking setbacks of the Z.O., as per plans submitted June 10, 2005 at **180 Mooresville Rd. - Granted**
2. Case #108-ZO-2005 – Leslie Sapatis (Agent) proposes to occupy space for gift shop; also conduct classes and workshops (with 4' x 8' electric roof sign) and seeks **variances** from Section 9.08 (A) 1 & (B) signs (2 counts) of the Z. O., as per plans submitted June 6, 2005 at **706 Somerville St. - Granted**

3. Case #109-ZO-2005 – Melissa Robinson (Owner) proposes to convert existing garage into additional living space: also maintain rear yard decks and seeks **variances** from Sections 6.07 rear yard setback and 10.09 (B) parking setbacks of the Z. O., as per plans submitted June 9, 2005 at **66 Pepperidge Dr. - Granted**
4. Case #110-ZO-2005 – Adam Salem (Owner) proposes to maintain parking area for 12 vehicles and seeks **variances** from Section 10.09 (B) & (B) 1 parking setbacks, 10.07 (J) (1) parking bumpers, 10.03 (D) accessible spaces, 10.07 (G) parking landscaping and 10.2 (F) business parking in a residential district of the Z.O., as per plans submitted June 10, 2005 at **322-324 So. Main St. – Postponed until Sept. 1, 2005**
5. Case #111-ZO-2005 – Joe Wichert (Agent) proposes to subdivide lots; at lot #50, maintain single-family home; on lot #50-1, create a buildable lot and seeks **variances** from Sections 3.03 “Street” for lot #50-1; 6.07 lot width for lot #50 and 8.24 (A) (3) Accessory Structures for Lot #50 of the Z.O. and RSA 674:41 “Erection of Buildings”, as per plans submitted June 13, 2005 at **101 Huse Rd. - Granted**
6. Case #112-ZO-2005 – Attorney Ken Bernard (Agent) proposes to remove daycare use and convert to a single-family home and add a contractor’s office with storage, only in barn and provide parking for two commercial vehicles and seeks a **variance** from Section 5.10 (C) (2) Use of the Z.O., as per plan submitted June 13, 2005 at **222 Massabesic St. – Tabled for Certified Plot Plan**
7. Case #113-ZO-2005 – John Foley (Owner) proposes to remove existing 14’ x 19’ attached garage and build an 18’ x 24’ attached one-story garage and seeks a **variance** from Section 6.07 street yard setback of the Z. O., as per plans submitted June 21, 2005 at **1569 Candia Rd. – Granted with stipulation: Gravel area to be returned to green space.**
8. Case #114-ZO-2005 – Attorney John Cronin (Agent for Abutters) **appeals the Decision of the Planning Board of the City of Manchester, NH** in approving the Planned Development, Case #PD-07-2004 on May 26, 2005, pursuant to RSA 676:5 III, in that they do not satisfy the requirements of Section 5.12 of the Z.O., per appeal filed on June 24, 2005 for the property located on Map 223/Lots 10, 10A, 10Q (**McLane Lane/Union St.**) **Denied**
9. Case #115-ZO-2005 – Steven & Andrea Solomon (Abutters) **appeals the Decision of the Planning Board of the City of Manchester, NH** in approving the Planned Development, Case #PD-07-2004 on May 26, 2005, pursuant to RSA 676:5 III, in that they do not satisfy the requirements of Section 5.12 of the Z.O., per appeal filed on June 24, 2005 for the property located on Map 223/Lots 10, 10A, 10Q (**McLane Lane/Union St.**) **Denied**
10. Case #116-ZO-2005 – Dan Bishop (Agent) proposes to maintain dormer in side yard and seeks **variances** from Sections 6.07 (3 counts) front and side yard setback and height in stories of the Z. O., as per plans submitted June 30, 2005 at **827 Dix St. - Granted**

11. Case #117-ZO-2005 – Stephen Schade (Agent) proposes to build a 24' x 40' second floor addition and a 24' x 28', 2-stall attached garage with living space above and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted June 16, 2005 at **151 Greenwood Court. – Tabled for Certified Plot Plan**
12. Case #118-ZO-2005 – Lovemore Dhliwayo (Owner) proposes to consolidate lots and resubdivide into two lots; on lot #56, maintain a 3-family home and on lot #57, build a 3-family home with outside parking and seeks **variances** from Sections 6.07 (3 counts) lot area, front and width for Lot #56; 5.10 (A) (6) multi-family use, 6.07 (5 counts) lot area, front, width, front setback and side setback, 6.03 side setback and 6.09 (A) wetland setbacks for Lot #57, as per plans submitted June 17, 2005 at **50 Cleveland St. - Denied**
13. Case #119-ZO-2005 – Arthur Makris (Owner) proposes to install a 20' x 40' in-ground pool and an 8' x 8' shed and seeks a **variance** from Section 8.24 (A) 1 & 3 Accessory Structures of the Z. O., as per plans submitted June 22, 2005 at **30 Pullman St. – Granted with stipulation that the shed be moved into compliance.**
14. Case #120-ZO-2005 – Robert Bennett (Agent) proposes to demolish existing 2-family and subdivide lot into two lots and on each lot build a 2-family dwelling and seeks **variances** from Sections 6.07 lot front, lot width, 10.09 (B) parking setback, 10.08 (B) driveway location for parcel A, 6.07 lot front and lot width, 10.09 (B) parking setback and 10.08 (B) driveway width for parcel B of the Z. O., as per plans submitted June 16, 2005 at **207 W. Mitchell St. - Granted**
15. Case #121-ZO-2005 – Attorney Richard Fradette (Agent) proposes to convert single-family home to a professional office and provide parking and seeks **variances** from Sections 5.10 (H-1) 1 Professional Offices, 6.07 lot area, front, width, and side yard setbacks (2 counts), 10.02 (F) business parking, 10.03 (B) number of parking spaces and 10.09 (B) parking setbacks of the Z.O., as per plans submitted June 27, 2005 at **901 Union St. - Denied**
16. Case #122-ZO-2005 – Darrill Walter Neal, Jr. (Owner) proposes to convert portion of existing 2-story porch into added living space and seeks **variances** from Sections 6.07 street yard setback and 11.04 (C) Limits on expansion of non-conforming use of the Z. O., as per plans submitted June 21, 2005 at **435 Mast Rd. - Granted**
17. Case #123-ZO-2005 – Michael T. Provost (Owner) proposes to extend first floor and build a 29' x 24' second story addition for added living space and seeks a **variance** from Section 6.07 front and side setbacks of the Z.O., as per plans submitted June 24, 2005 at **265 Maplehurst Ave. - Granted**
18. Case #124-ZO-2005 – Kelly O'Brien Hebert (Owner) proposes to remove owner occupied stipulation from variance Case #167-ZO-93, dated October 17, 1994 and seeks a **variance** from Section 14.02 (B) (3) Variance Stipulation of the Z.O., as per plans submitted May 24, 2005 at **104 Sagamore St. - Granted**

19. Case #125-ZO-2005 – Leslie Roberts (Owner) proposes to build a 24' x 13' one-story addition for added living space; maintain street yard parking; replace handicap ramp; move existing shed and seeks a **variances** from Sections 6.07 front and rear yard setbacks, 10.09 (B) parking setbacks, 10.08 (C) driveway width and 8.24 (A) (2) Accessory Structures of the Z.O., as per plans submitted June 27, 2005 at **476 Gold St. – Granted**
20. Case #126-ZO-2005 – Attorney Richard Fradette (Agent) proposes to build a 3-stall attached garage with master bedroom above; maintain shed in side yard and seeks **variances** from Sections 6.07 rear yard setback, 10.09 (B) parking setbacks, 10.06 (A) parking layout, 10.03 (D) Accessible spaces and 11.04 (B) Expansion of area non-conforming use of the Z.O., as per plans submitted June 24, 2005 at **577-591 So. Beech St. - Denied**
21. Case #127-ZO-2005 – Attorney James Merrill (Agent) **appeals the Decision of the Building Department of the City of Manchester, NH** in that the lot is unbuildable but rather is a grandfathered lot and conforms to the terms of the Ordinance, per appeal filed on July 13, 2005 for the property located at **130 Thorp St. – Postponed until Sept. 1, 2005.**
22. Case #128-ZO-2005 – Joelle Cesario (Agent) proposes to convert grocery store to a deli with 24 customer seating, also erect a 3' x 6' illuminated projecting sign and replace the existing 3' x 10' wall sign and seeks a **variances** from Sections 5.10 (G) (4) Use, 9.08 (A) 1, (B) signs (2 counts) and 10.03 (B) number of parking spaces, as per plans submitted July 1, 2005 at **393 Bridge St. – Granted with stip.: Sign not to be illuminated from 11:00 PM to 6:00 AM.**

Steven J. Freeman, Chairman

Full text of the agenda items is on file for review in the Building Department. The order of the agenda is subject to change on the call of the Chairman. The Manchester Zoning Board of Adjustment is committed to accessibility for people with disabilities. The Board Members may view the property prior to the Public Hearing.